

Assembly Bill No. 812

CHAPTER 99

An act to add Section 5027.1 to the Public Resources Code, relating to historic places.

[Approved by Governor July 22, 2003. Filed with
Secretary of State July 22, 2003.]

LEGISLATIVE COUNSEL'S DIGEST

AB 812, Yee. Historic places: Transbay Terminal: demolition: housing.

(1) Existing law requires the Legislature to approve by statute a change, as specified, to a building or structure that is listed on the National Register of Historic Places and is transferred from state ownership to another public agency after January 1, 1987.

This bill would provide legislative approval for the demolition of the Transbay Terminal building in the City and County of San Francisco, including its associated vehicle ramps, for construction of a new terminal. The bill would also provide that the Transbay Joint Powers Authority shall have primary jurisdiction with respect to specified matters concerning the new terminal.

(2) The existing Community Redevelopment Law establishes requirements for a redevelopment project implemented through a redevelopment plan, including certain requirements to increase, improve, and preserve the supply of low- and moderate-income housing.

This bill would require that any redevelopment plan adopted to finance the demolition of the Transbay Terminal building and construction of a new terminal shall ensure that at least 25% of the dwelling units developed within the project be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 60% of the area median income, and that at least an additional 10% be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 120% of the area median income. The bill would further require the redevelopment agency to ensure that dwelling units made affordable pursuant to these requirements remain available at affordable housing cost to, and occupied by, persons and families of the respective income categories consistent with certain time requirements of the Community Redevelopment Law.

(3) This bill would make legislative findings and declarations regarding the necessity of a special statute.

The people of the State of California do enact as follows:

SECTION 1. Section 5027.1 is added to the Public Resources Code, to read:

5027.1. (a) As required by Section 5027, the Legislature hereby approves demolition of the Transbay Terminal building at First and Mission Streets in the City and County of San Francisco, including its associated vehicle ramps, for construction of a new terminal at the same location, designed to serve Caltrain in addition to local, regional, and intercity buslines, and designed to accommodate high-speed passenger rail service. The Transbay Joint Powers Authority shall have primary jurisdiction with respect to all matters concerning the financing, design, development, construction, and operation of the new terminal.

(b) Notwithstanding any other law, any redevelopment plan adopted to finance, in whole or in part, the demolition of the Transbay Terminal building and the construction of a new terminal, including its associated vehicle ramps, shall ensure that at least 25 percent of all dwelling units developed within the project area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 60 percent of the area median income, and that at least an additional 10 percent of all dwelling units developed within the project area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed 120 percent of the area median income. The redevelopment agency shall ensure that dwelling units made affordable pursuant to this subdivision remain available at affordable housing cost to, and occupied by, persons and families of the respective income categories consistent with the time requirements contained in subdivision (f) of Section 33334.3 of, and subparagraph (C) of paragraph (2) of subdivision (b) of Section 33413 of, the Health and Safety Code.

SEC. 2. The Legislature finds and declares that a special law is necessary and that a general law cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of unique circumstances applicable only to the Transbay Terminal building.

